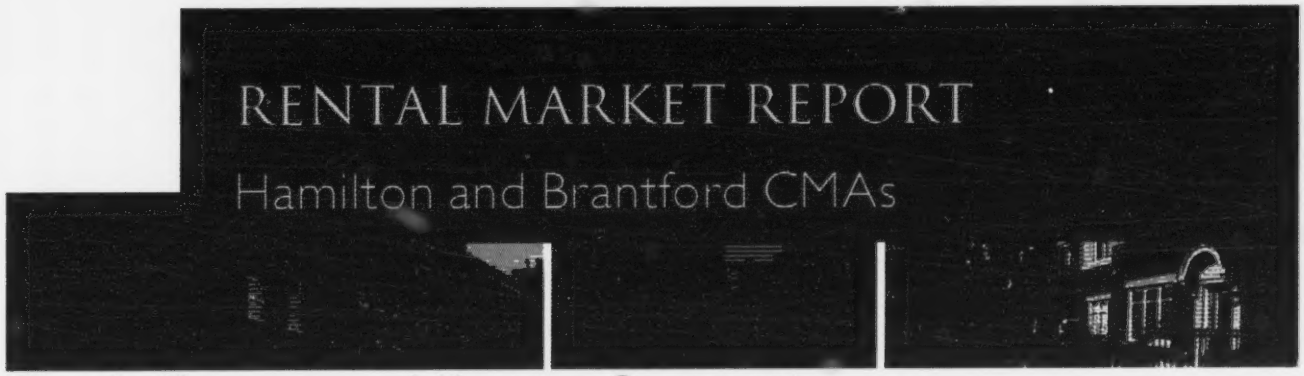
RENTAL MARKET REPORT

Hamilton and Brantford CMAs



Canada Mortgage and Housing Corporation

Release Date: 2007

Highlights

- The total apartment vacancy rate in Hamilton dropped to 3.5 per cent in October 2007 from 4.3 per cent a year earlier. The corresponding rate in Brantford edged up to 2.9 per cent.
- Based on a sample of structures common to both the 2006 and 2007 surveys, Hamilton's average two-bedroom private apartment rent rose by 1.2 per cent in 2007 from a year earlier. The corresponding rent in Brantford increased by two per cent.

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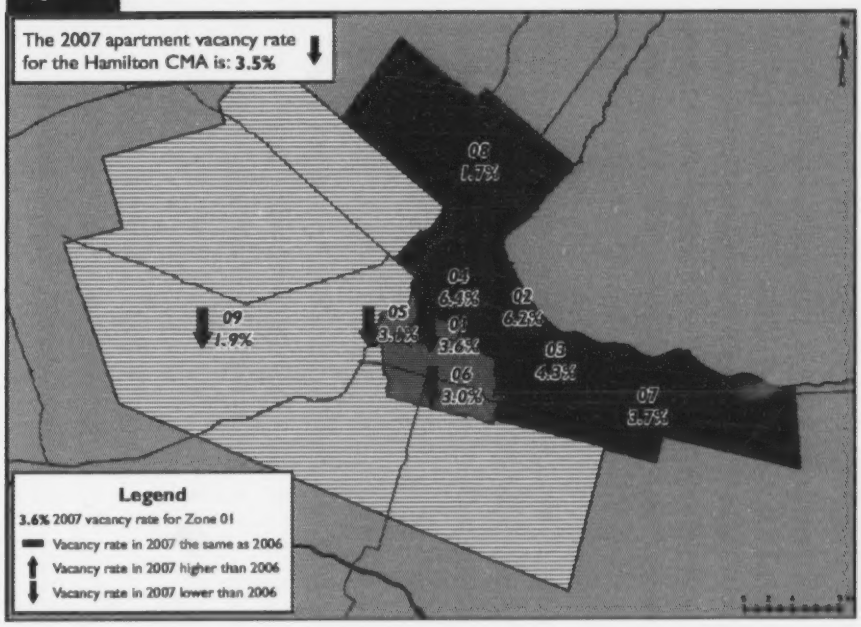

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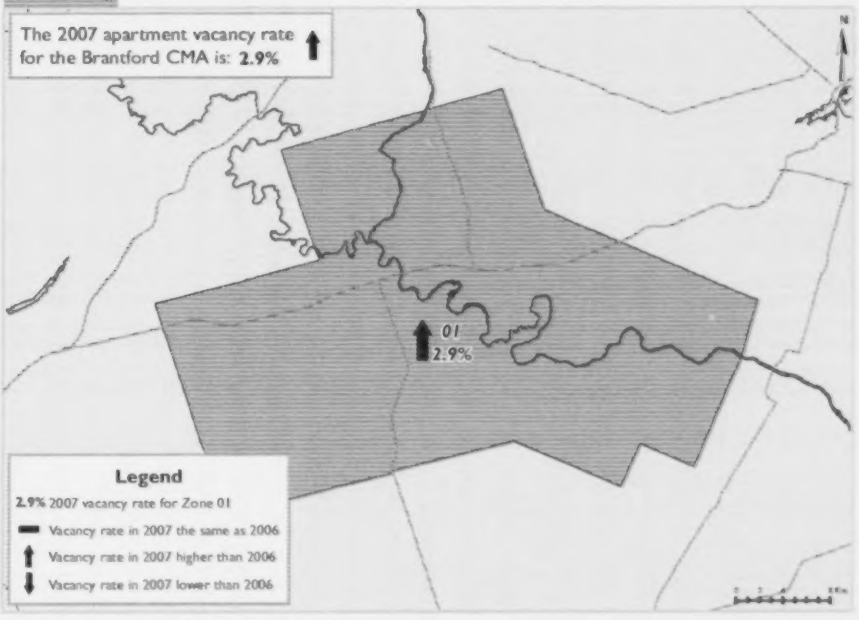
HOME TO CANADIANS

Apartment Vacancy Rates (%) by Major Centres		
	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
Total	**2.6**	**2.6**

Figure 2


The 2007 apartment vacancy rate for the Brantford CMA is: 2.9%
01
2.9%
Legend
2.9% 2007 vacancy rate for Zone 01
Vacancy rate in 2007 the same as 2006
Vacancy rate in 2007 higher than 2006
Vacancy rate in 2007 lower than 2006

Hamilton's Vacancy Rates Decline While Brantford's Edge Up

Steady immigration and rising youth employment have kept more people in rental accommodation in Hamilton[1] during 2007. Declining condominium completions have also tightened supply in the rental market. Private apartment vacancy rates have fallen as a result. Meanwhile, relatively low house prices in Brantford[2], compared to those of Hamilton, have encouraged a greater shift towards homeownership. Its higher apartment vacancy rates reflect softening rental demand.

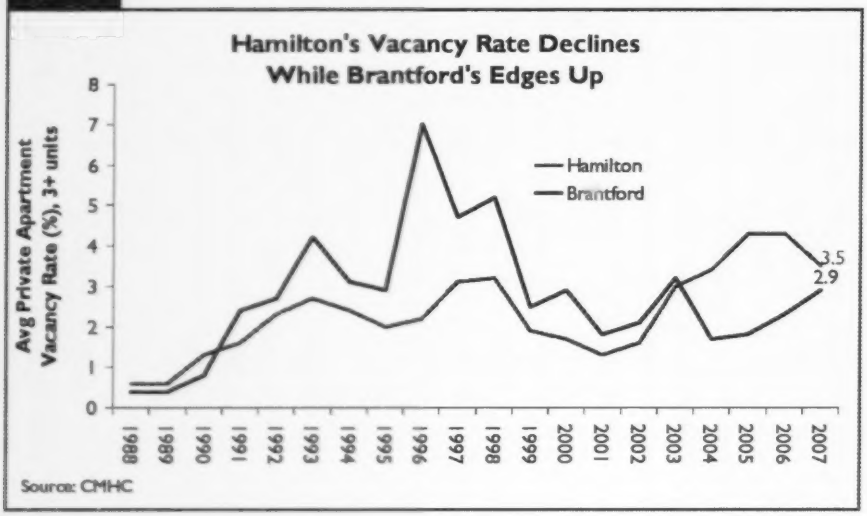
Rising Youth Employment Triggers Rental Demand

While manufacturing sector employment has declined in recent years, service sector employment in Hamilton has compensated for the shortfall. Employment among Hamilton's youth has especially benefited from a growing service sector and has triggered demand for rental accommodation. Employment among youth in Brantford has seen a similar increase despite an increase in Brantford's apartment vacancy rate. Unlike in Hamilton, lower house prices in Brantford appear to have kept more people interested in homeownership.

[1] All references to Hamilton are to the Hamilton Census Metropolitan Area

[2] All references to Brantford are to the Brantford Census Metropolitan Area

Figure 3



Immigrants Spike Up Rental Demand

The percentage of young adults (aged 20 to 29) living in the parental home continues to increase. According to the 2006 Census, 47 per cent of Brantford's young adults lived with their parents compared to 45 per cent in 2001. Attractive borrowing options have meant more young adults are by-passing rental altogether and directly entering homeownership. This has caused a dent in rental demand and Brantford's vacancy rates have risen in recent years.

Although more than half of Hamilton's young adult population choose to live at home (up to 54 per cent in 2006 from 49 per cent in 2001), its average apartment vacancy rate tightened this year. The dampening effect on rental demand brought on by this has been lessened by an increase in rental demand from immigrants to Hamilton. Upon arriving in Canada, immigrants typically rent for several years before entering into homeownership. On average about 3,900 immigrants arrived in Hamilton annually over the past five years. Hamilton's immigrant population has helped to boost rental demand and keep vacancy rates low.

Less Condominium Completions in Hamilton

A notable decline in condominium completions provides another explanation for the declining vacancy rates in Hamilton. Total condominium apartment completions between October 2006 and September 2007 (the period between last year's and this year's Rental Market Survey) fell by 36 per cent to 575 units from the same time period a year earlier. Fewer renters have taken possession of their newly completed condominiums and have remained in rental accommodation instead. Fewer completions also imply less supply in the rental market (in the form of rental condominiums) which would have provided added competition to purpose-built rental properties. Hamilton's vacancy rates were able to stay low as a result.

Properties Built After 1960s Still Popular in Hamilton

Hamilton's average apartment vacancy rates in older buildings (built from 1940 to 1959) increased to 5.8 per cent in 2007. These older properties are often of poor quality and need repairs. Turnover in such units, therefore, tends to be higher.

Average vacancy rates in properties built between 1960-1974 and 1975-1989 fell to 3.1 and 2.5 per cent respectively in 2007. Despite corresponding increases in rents for these properties, employment in the service sector, especially among youth, has meant an increase in rental demand. Newer buildings are also more popular with renters because of better upkeep and more modern amenities.

The average vacancy rate for newer properties (those built after 1990) rose to 4.1 per cent in 2007 from zero per cent in the previous year. This was mainly due to 234 newly completed private rental units coming on to the Hamilton rental market in 2006. Prior to this addition, few private rental units were completed in Hamilton. A longer lease-up period by newer properties is indicated by the high vacancy rate.

Rental Demand Higher in Hamilton's Expensive Neighbourhoods

Lower rents within Hamilton City have helped to sustain strong rental demand and have brought down its average vacancy rate to 4.1 per cent from 4.9 per cent a year earlier. Rental demand has been high in the

downtown core due to growth in service sector jobs. The average vacancy rate fell to 3.6 per cent in 2007 from nearly five per cent a year earlier. The lowest vacancy rates, however, were found in expensive markets such as Burlington and Ancaster where the corresponding vacancy rates fell to 1.7 and 1.9 per cent respectively. Proximity to downtown Toronto helped to boost rental demand in Burlington. Desirability of living in expensive housing markets such as Ancaster and Dundas helped to attract more renters in to their rental markets.

Hamilton's Town House Vacancy Rate Rises

After two successive years of decline, Hamilton's total town house vacancy rate rose to 4.3 per cent in 2007 from 2.8 per cent a year earlier. Some newer rental town house units that have come on to the market tend to be more expensive and have deterred some renters.

The opposite is true in Brantford, where its total town house vacancy rate fell to 2.5 per cent in 2007 from 3.4 per cent in 2006. Lower rents, especially compared to that of Hamilton, provide an explanation for this strong rental demand.

Availability Rate Falls

The availability rate is a slightly broader measure of what landlords have available to market to prospective tenants. The availability rate refers to the percentage of apartments that are either vacant or for which the existing tenant has given or received notice to move.

Hamilton's total apartment availability rate fell to 5.8 per cent in 2007 from seven per cent a year earlier. Every sub-market within Hamilton recorded a decline in its availability rate thereby indicating less tenant turnover across Hamilton. As with vacancy rates, neighbourhoods such as Ancaster and Burlington recorded the lowest availability rates lending support to the fact that expensive markets with superior quality rental stock induce more rental demand.

A sharp increase in the total town house rent in Hamilton has dampened rental demand and has provided a motive for some renters to move out. This had forced the town house availability rate to increase to 5.6 per cent in 2007 from 4.7 per cent in the previous year.

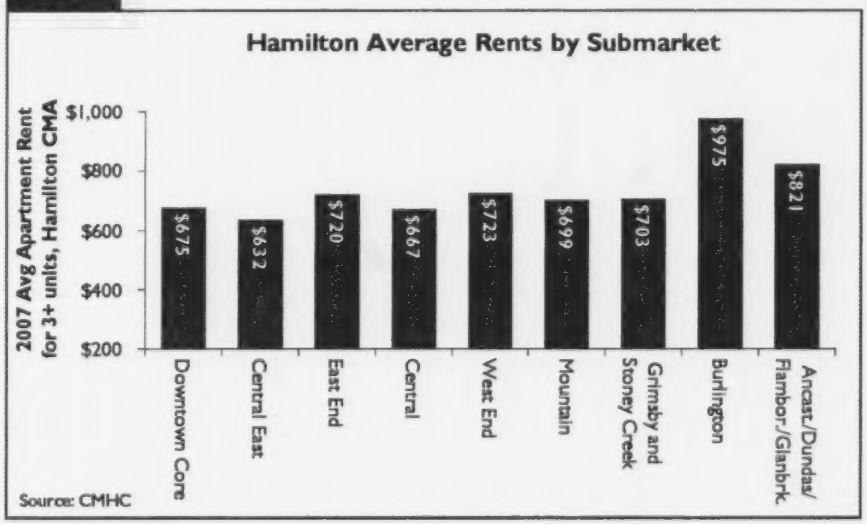
In Brantford, increased competition from homeownership has moved more people out of rental and forced its availability rate to rise to 4.6 per cent in 2007.

Modest Rent Increase

Last year a measure which estimates the growth in rents for a fixed sample of structures was introduced to the rental market survey. This measure is strictly based on structures that are common to the survey sample for both the 2006 and 2007 surveys, thereby eliminating the compositional impact of new structures coming on line in the rental market. The methodology section at the end of this report provides more detailed information on this measure.

In Hamilton, the percentage change of average rent from the fixed sample is 1.2 per cent in 2007 for a two-bedroom apartment compared to a year earlier. For all bedroom types, the equivalent rent increase was 1.3 per cent in 2007 compared to 1.4 per cent a year earlier. Due to some newer rental completions coming on line in 2006, existing units have had to stay competitive by minimizing rent increases. The matched sample three-bedroom rent increase was lower at 1.5 per cent in 2007 compared to an increase of 2.2 per cent a year earlier. The gap between the cost of owning versus the cost of renting is smaller for three-bedroom rental units. Therefore, in order to keep tenants in this expensive rental type, rent in-

Figure 4



creases have been kept to a minimum. In general, increased competition from homeownership has meant that rent increases have been kept to a minimum since the turn of the new millennium. Since then, average apartment rent increases have been well below the stipulated Ontario provincial rent guideline for occupied units.

In Brantford, the percentage change of average rent from a fixed sample is two per cent for a two-bedroom apartment and falls just within the 2007 Ontario provincial rent guideline for occupied units. Tight rental market conditions experienced in Brantford in recent years have enabled stronger rent increases compared to those of Hamilton.

Rental Affordability Indicator

The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

According to the affordability indicator, affordability in Hamilton's rental market stayed the same this year. The cost of renting a median priced two-bedroom apartment climbed 2.6 per cent in 2007, while the median income of renter households grew at 2.9 per cent. The rental affordability indicator in Hamilton stands at 96[3] for the second year in a row. At 96, affordability is at the lowest level seen during the twelve years for which the indicator is available.

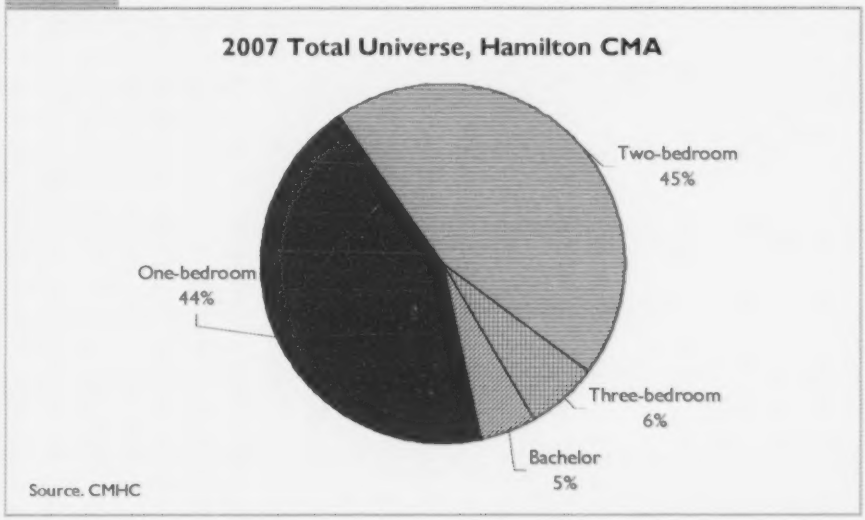
The availability indicator is not available for Brantford due to a lack of required data for that centre.

Apartment Universe Increases

Hamilton's private apartment universe is virtually unchanged at 42,506 units in 2007 compared to 42,498 units in the previous year. Over 200 new rental apartment completions were included in the Hamilton universe and that helped to partially offset the declines in the universe brought on by conversions into condominiums. A notable number of units were also taken out for renovation.

Brantford's private apartment universe decreased to 4,808 units in 2007 from 4,847 units in 2006. About 44 units were taken out of the universe mainly due to owner occupancy and renovation. Just six new rental completions were added to the universe.

Figure 5



[3] Please refer to the methodology section for detailed information on the indicator.

Rising Rental Supply

Rental starts in Hamilton have been growing steadily since the turn of the new millennium. During the 1990s there had been very little construction of private rental housing.

Between 2004 and the second quarter of 2007, nearly 700 private rental units have started construction in Hamilton. The majority of these units have started in Burlington – where vacancy rates have traditionally been lower. All rental starts this year, however, have been within Hamilton City, marking a shift in the trend of rental starts favouring Burlington. Lower rents and a strong transportation network in downtown Hamilton have increased demand for rental accommodation.

Between 1992 and 2004 no private rental starts were recorded in Brantford. In 2005, 73 units started construction. Lower houses prices in Brantford have induced more people to move into homeownership. Its low rental supply has also ensured low vacancy rates to prevail over the years.

Outlook

Hamilton's average apartment vacancy rate will decrease to 3.2 per cent in 2008 while the corresponding rate in Brantford will edge up to three per cent. The average two-bedroom apartment rent will edge up by 1.4 per cent.

Hamilton's rising costs of homeownership, mainly due to rising mortgage rates and house prices, will cause most purchases in the existing home market to be made by repeat buyers. Potential first-time buyers will have to reconsider their plans and continue to rent.

Hamilton's rental market will continue to be supported by a steady flow of international migrants and help to negate some competition from homeownership. Hamilton receives on average 3,900 immigrants per year. Immigrants typically rent for the first five years upon entry to Canada.

Brantford, which has typically had tight rental market conditions, will see an easing in rental demand next year. Competition from homeownership (due to lower house prices) is more marked in Brantford than in Hamilton. As rents and house prices go up in Hamilton, expect more people to look towards purchasing homes in Brantford. Vacancy rates will increase as a result.

Provincial Rent Guideline

Year	Provincial Rent Guideline
1991	5.4%
1992	6.0%
1993	4.9%
1994	3.2%
1995	2.9%
1996	2.8%
1997	2.8%
1998	3.0%
1999	3.0%
2000	2.6%
2001	2.9%
2002	3.9%
2003	2.9%
2004	2.9%
2005	1.5%
2006	2.1%
2007	2.6%
2008	1.4%

Source: Ontario Ministry of Municipal Affairs & Housing

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2006 vs. $550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

National Vacancy Rate Unchanged at 2.6 Per Cent in October 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres[1] was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

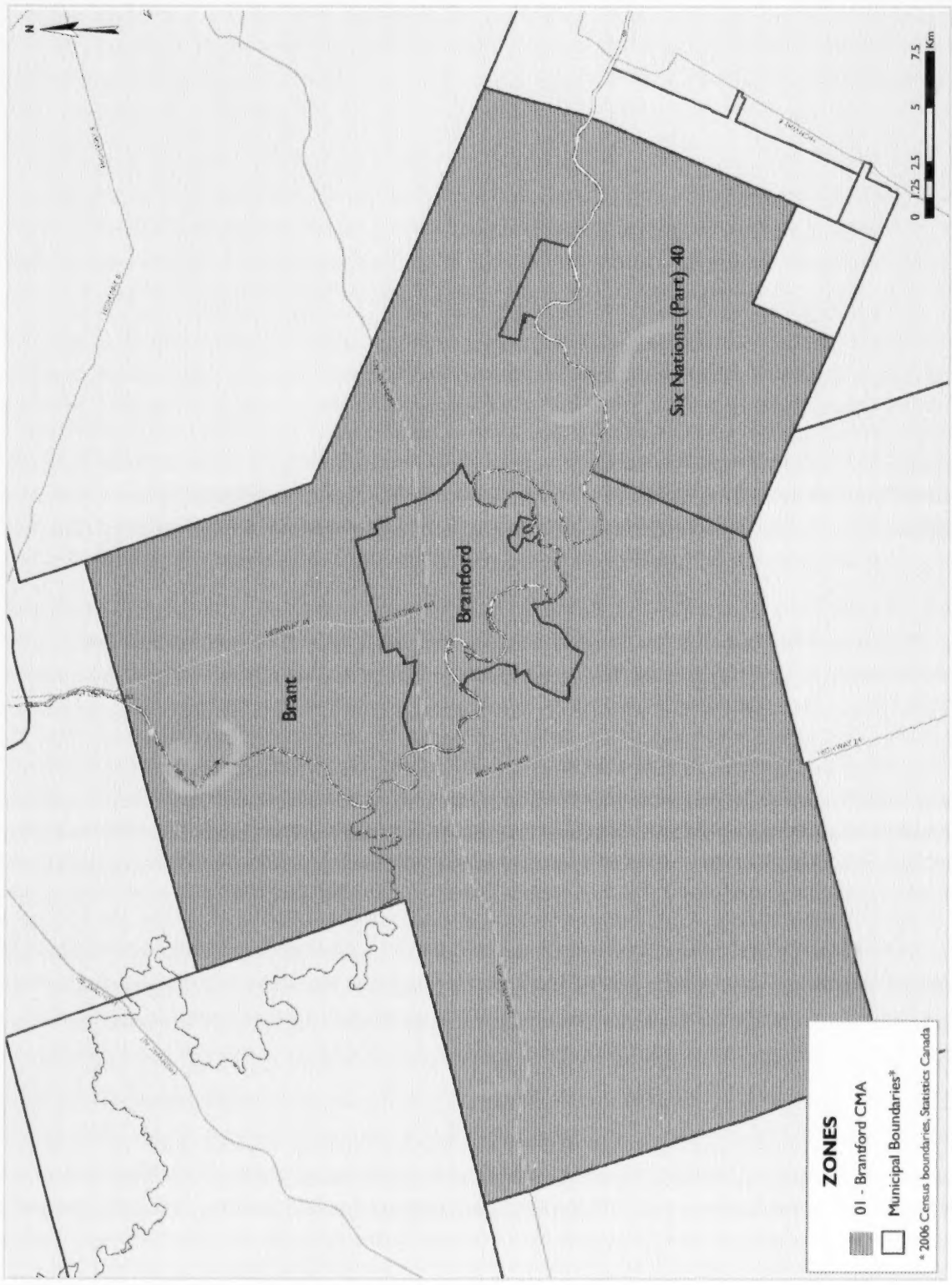
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,089), Vancouver ($1,084), Toronto ($1,061) and Ottawa ($961), followed by Edmonton ($958) and Barrie ($934). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($487) and Saguenay ($490).

Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,533), Vancouver ($1,435), and Calgary ($1,217). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2007.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

N
Burlington
Hamilton
Grimsby
0 1.25 2.5 5 7.5 Km
ZONES
01 - Downtown
02 - Central East
03 - East End
04 - Central
05 - West End
06 - Mountain
07 - Grimsby & Stoney Creek
08 - Burlington
09 - Ancast, Dundas, Flamboro, Glanbrook
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada


N
0 1.25 2.5 5 7.5 Km
Six Nations (Part) 40
Brantford
Brant
ZONES
01 - Brantford CMA
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	**Downtown Core** (census tracts 0034-0039 and 0048-0050).
Zone 2	**Central East** (census tracts 0025, 0027-0032, 0052-0060, 0068-0071 and 0073).
Zone 3	**East End** (census tracts 0026.01-0026.06 and 0072.01-0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040-0042, 0047, 0051 and 0061-0067).
Zone 5	**West End** (census tracts 0043-0046).
Zone 6	**Mountain** (census tracts 0001.01-0001.02, 0001.04-0001.09, 0002.01-0002.04, 0003.01-0003.04, 0004.01-0004.02, 0005.01-0005.03, 0006-0016 and 0018-0024).
Zones 1-6	**Hamilton City**
Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03-0080.05, 0081-0083, 0084.01-0084.05, 0085.01-0085.03, 0086, 0300-0302 and 0303.01-0303.02).
Zone 8	**Burlington** (census tracts 0200-0204, 0205.01-0205.02, 0206, 0207.01-0207.04, 0208-0216, 0217.01-0217.02, 0218-0222, 0223.01-0223.02, 0223.05-0223.0, 0223.09-0223.12 and 0224).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100-0101, 0120.01-0120.02, 0121, 0122.01-0122.02, 0123-0124, 0130.02-0130.03, 0131-0133, 0140.02-0140.04, 0141, 0142.01-0142.02, and 0143-0144).
Zones 1-9	**Hamilton CMA**

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone 1	**Brantford City and Brant City.**
Zone 1	**Brantford CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna Reports

Secondary Rented Unit Data *

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* **New Surveys - Please refer to the Methodology section for additional information.**

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	6.8 c	4.6 b	4.1 a	3.5 a	5.5 b	3.7 b	0.6 a	1.3 a	4.8 a	3.6 a
Central East	**	**	7.4 b	6.0 c	9.0 c	6.1 c	**	4.9 d	8.2 b	6.2 b
East End	**	**	4.5 c	4.5 b	5.7 b	4.4 b	4.2 c	1.9 b	5.2 b	4.3 b
Central	8.0 c	**	5.8 b	5.4 c	5.7 c	**	3.3 b	0.7 a	5.7 b	6.4 c
West End	9.1 c	3.6 a	3.5 b	2.8 a	3.2 b	3.0 a	2.2 a	4.9 a	3.5 b	3.1 a
Mountain	1.7 c	6.5 c	3.4 a	2.7 a	3.3 b	3.0 a	4.0 a	3.2 a	3.3 a	3.0 a
Hamilton City (Zones 1-6)	7.1 b	6.3 b	4.5 a	3.8 a	5.2 a	4.2 a	3.2 b	2.6 a	4.9 a	4.1 a
Grimsby and Stoney Creek	3.2 d	1.5 a	5.1 b	4.2 a	3.2 b	3.6 a	**	2.7 c	4.1 a	3.7 a
Burlington	**	0.0 c	2.1 b	1.6 b	1.9 b	1.9 a	3.3 d	1.2 a	2.1 b	1.7 a
Ancast./Dundas/Flambor./Glanbrk.	13.2 a	4.8 a	4.4 b	2.6 a	4.3 a	1.3 a	5.7 a	1.9 a	4.5 a	1.9 a
Hamilton CMA	**6.9 b**	**5.8 b**	**4.2 a**	**3.5 a**	**4.3 a**	**3.5 a**	**3.4 b**	**2.2 a**	**4.3 a**	**3.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	492 a	505 a	612 a	617 a	779 a	786 a	980 a	994 a	671 a	675 a
Central East	450 a	460 a	569 a	581 a	694 a	694 a	800 a	807 a	622 a	632 a
East End	521 b	538 b	642 a	635 a	743 a	753 a	858 a	863 a	721 a	720 a
Central	459 a	478 a	588 a	611 a	725 a	731 a	871 a	883 a	655 a	667 a
West End	490 b	546 a	649 a	655 a	790 a	779 a	950 a	953 a	721 a	723 a
Mountain	501 a	509 a	621 a	632 a	738 a	754 a	866 a	904 a	687 a	699 a
Hamilton City (Zones 1-6)	482 a	497 a	611 a	618 a	747 a	754 a	894 a	900 a	676 a	680 a
Grimsby and Stoney Creek	535 a	563 a	636 a	625 a	754 a	746 a	841 a	846 a	701 a	703 a
Burlington	724 b	704 b	852 a	880 a	963 a	998 a	1,109 b	1,199 a	937 a	975 a
Ancast./Dundas/Flambor./Glanbrk.	568 a	576 a	683 b	740 a	815 a	875 a	947 a	1,109 b	767 a	821 a
Hamilton CMA	**492 a**	**511 a**	**644 a**	**666 a**	**796 a**	**824 a**	**946 a**	**1,005 a**	**724 a**	**750 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	50 b	1,094	197 a	5,602	128 b	3,447	4 a	309	379 a	10,451
Central East	**	168	109 c	1,809	98 c	1,609	8 d	172	234 b	3,759
East End	**	56	77 b	1,733	113 b	2,542	8 b	408	202 b	4,739
Central	**	270	66 c	1,236	**	1,090	2 a	248	181 c	2,844
West End	4 a	112	34 a	1,238	32 a	1,060	10 a	206	80 a	2,617
Mountain	15 c	226	84 a	3,176	104 a	3,496	14 a	431	218 a	7,328
Hamilton City (Zones 1-6)	121 b	1,926	568 a	14,795	559 a	13,244	46 a	1,773	1,293 a	31,738
Grimsby and Stoney Creek	1 a	68	22 a	520	27 a	745	2 c	76	52 a	1,409
Burlington	0 c	116	42 b	2,629	82 a	4,285	9 a	773	133 a	7,804
Ancast./Dundas/Flambor./Glanbrk.	1 a	21	16 a	598	12 a	881	1 a	55	29 a	1,555
Hamilton CMA	**123 b**	**2,132**	**647 a**	**18,541**	**679 a**	**19,156**	**58 a**	**2,677**	**1,507 a**	**42,506**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	9.4 b	6.3 b	6.5 a	6.8 a	8.6 b	7.5 a	1.8 b	3.5 b	7.4 a	6.9 a
Central East	**	**	10.7 c	7.3 b	10.8 d	8.0 c	**	**	10.8 c	7.8 b
East End	**	13.6 d	8.8 b	6.1 b	9.2 b	6.7 b	1.8 c	3.6 b	9.1 b	6.3 b
Central	9.9 c	13.0 d	10.3 c	7.1 c	7.6 b	9.3 c	4.5 b	2.3 b	8.7 a	8.1 b
West End	11.1 d	5.3 a	6.3 b	6.2 a	5.9 b	5.5 a	5.2 b	6.3 a	6.2 a	5.9 a
Mountain	3.6 d	8.9 c	6.0 a	4.7 a	5.6 a	5.1 a	7.9 a	5.0 a	5.9 a	5.0 a
Hamilton City (Zones 1-6)	9.5 b	8.2 b	7.5 a	6.3 a	7.9 a	6.8 a	6.1 a	4.4 a	7.7 a	6.5 a
Grimsby and Stoney Creek	5.3 d	3.0 b	8.3 a	6.9 a	5.1 b	6.1 a	**	2.7 c	6.5 a	6.1 a
Burlington	**	1.0 d	4.3 c	4.2 b	4.3 b	3.1 b	5.9 c	2.4 b	4.5 b	3.4 b
Ancast./Dundas/Flambor./Glanbrk.	13.2 a	4.8 a	6.1 a	4.6 a	5.1 a	3.3 a	7.7 a	1.9 a	5.7 a	3.8 a
Hamilton CMA	**9.2 b**	**7.6 b**	**7.0 a**	**6.0 a**	**6.9 a**	**5.8 a**	**6.2 a**	**3.7 a**	**7.0 a**	**5.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Downtown Core	++	1.6 b	++	1.2 a	++	1.5 c	**	**	0.7 b	1.0 d
Central East	++	**	++	++	**	++	**	**	**	0.6 a
East End	**	**	++	0.9 d	++	++	++	**	++	++
Central	++	++	2.7 c	2.1 c	++	1.5 a	**	**	++	2.3 b
West End	**	2.4 b	++	1.0 a	1.3 a	0.9 a	**	1.5 d	++	1.4 a
Mountain	**	++	0.6 b	1.3 a	0.5 b	1.6 c	++	**	0.9 a	1.2 d
Hamilton City (Zones 1-6)	++	2.0 b	++	1.1 a	0.7 b	1.0 d	++	1.6 b	0.7 b	1.0 a
Grimsby and Stoney Creek	**	**	4.1 d	++	**	0.9 d	**	**	**	1.1 a
Burlington	**	**	2.0 c	1.2 a	2.4 c	1.7 c	4.0 d	1.2 a	3.8 d	1.6 c
Ancast./Dundas/Flambor./Glanbrk.	**	**	1.6 c	2.1 a	1.8 b	3.8 b	**	**	0.9 a	6.0 a
Hamilton CMA	++	2.4 c	0.9 a	1.1 a	1.1 a	1.2 a	2.2 c	1.5 a	1.4 a	1.3 a

1The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Hamilton CMA										
Pre 1940	**	8.3 c	10.2 d	5.5 c	**	4.3 d	**	0.0 c	9.6 b	5.3 b
1940 - 1959	9.2 c	**	4.3 b	5.2 c	3.9 c	5.6 b	0.0 d	**	4.6 b	5.8 b
1960 - 1974	4.0 b	3.2 b	3.3 a	3.1 a	3.8 a	3.3 a	3.8 b	2.7 a	3.6 a	3.1 a
1975 - 1989	**	**	3.8 b	2.5 a	4.5 b	2.7 a	2.6 b	1.2 a	4.1 b	2.5 a
1990+	**	**	**	8.0 c	0.0 a	**	n/s	**	0.0 d	4.1 d
Total	6.9 b	5.8 b	4.2 a	3.5 a	4.3 a	3.5 a	3.4 b	2.2 a	4.3 a	3.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Hamilton CMA										
Pre 1940	432 a	457 a	562 a	570 a	692 a	699 a	905 d	840 c	605 a	609 a
1940 - 1959	464 a	492 a	589 a	610 a	739 a	744 a	817 b	922 b	640 a	663 a
1960 - 1974	538 a	549 a	678 a	693 a	817 a	853 a	961 a	1,012 a	760 a	784 a
1975 - 1989	553 b	579 b	639 a	689 a	800 a	851 a	927 a	1,024 a	734 a	794 a
1990+	**	**	**	646 b	843 b	**	n/s	**	782 c	770 d
Total	492 a	511 a	644 a	666 a	796 a	824 a	946 a	1,005 a	724 a	750 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Hamilton CMA										
3 to 5 Units	**	**	**	**	4.0 d	5.9 d	**	**	6.3 c	5.4 c
6 to 19 Units	**	**	7.2 c	6.6 c	8.3 c	6.0 c	**	**	8.0 b	6.5 b
20 to 49 Units	5.7 b	6.8 b	4.5 a	3.7 a	4.9 a	3.0 a	**	**	4.8 a	3.5 a
50 to 99 Units	4.1 b	4.1 a	4.1 a	3.3 a	3.7 a	3.5 a	1.2 a	3.0 a	3.8 a	3.4 a
100 to 199 Units	3.0 a	3.7 b	2.6 a	2.0 a	3.2 b	2.9 a	3.6 b	1.8 a	3.0 a	2.5 a
200+ Units	**	4.2 b	3.6 b	2.8 a	4.3 b	3.0 a	2.1 a	2.9 a	3.8 a	2.9 a
Total	6.9 b	5.8 b	4.2 a	3.5 a	4.3 a	3.5 a	3.4 b	2.2 a	4.3 a	3.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Hamilton CMA										
3 to 5 Units	427 a	484 a	576 a	595 a	759 a	760 a	869 a	895 b	657 a	672 a
6 to 19 Units	462 a	476 a	562 a	584 a	705 a	715 a	930 b	881 b	625 a	637 a
20 to 49 Units	491 a	504 a	614 a	623 a	754 a	774 a	908 a	943 a	667 a	681 a
50 to 99 Units	477 b	486 a	654 a	672 a	779 a	807 a	891 a	886 a	714 a	734 a
100 to 199 Units	573 b	591 b	697 a	745 a	837 a	889 a	976 a	1,035 a	790 a	842 a
200+ Units	609 b	677 c	693 a	695 b	861 a	924 a	944 a	1,090 a	789 a	828 b
Total	492 a	511 a	644 a	666 a	796 a	824 a	946 a	1,005 a	724 a	750 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	**	**	**	**	5.9 a	4.1 a	4.2 a	3.8 a	2.5 a	2.0 a	3.5 a	2.5 a
Central East	**	**	**	**	5.9 b	4.1 b	8.3 a	4.2 c	10.0 a	9.1 a	n/s	n/s
East End	0.0 d	**	11.2 a	**	4.4 d	2.2 b	5.4 b	4.9 b	3.4 c	3.5 c	6.2 b	5.0 c
Central	8.4 c	4.6 d	**	**	6.8 c	9.0 c	4.6 a	4.3 a	2.5 a	5.3 a	n/u	n/u
West End	**	**	**	4.6 c	2.0 b	1.3 a	3.4 d	3.7 a	2.7 a	1.9 a	**	**
Mountain	**	3.6 d	4.8 d	5.0 d	3.5 a	2.3 a	2.1 a	3.8 b	3.4 a	2.5 a	**	**
Hamilton City (Zones 1-6)	6.9 c	6.1 c	9.0 b	6.9 b	4.9 a	3.7 a	4.2 a	4.1 a	3.3 a	3.1 a	4.3 a	3.2 b
Grimsby and Stoney Creek	8.6 c	**	3.5 d	4.7 b	3.8 c	4.0 c	3.6 b	2.7 a	**	**	n/u	n/u
Burlington	**	**	3.0 d	4.8 d	3.3 d	2.6 b	2.5 a	1.6 a	2.1 a	1.3 a	**	**
Ancast./Dundas/Flambor./Glanbrk.	4.0 d	**	9.9 b	3.9 a	5.9 b	2.8 c	3.0 a	1.1 a	**	**	**	**
Hamilton CMA	6.3 c	5.4 c	8.0 b	6.5 b	4.8 a	3.5 a	3.8 a	3.4 a	3.0 a	2.5 a	3.8 a	2.9 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Hamilton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Hamilton CMA										
LT $600	8.9 c	9.5 b	5.7 b	5.4 b	**	**	**	**	6.4 b	6.3 b
$600 - $699	**	2.0 c	6.2 a	7.1 a	8.2 c	9.6 c	**	**	6.8 a	7.8 b
$700 - $799	**	**	5.3 d	2.7 b	6.8 a	6.9 b	**	0.0 d	6.6 a	5.6 a
$800 - $899	**	**	1.6 c	1.5 c	3.6 b	2.8 b	5.5 b	3.6 c	3.6 b	2.7 a
$900 - $999	n/s	n/s	**	2.6 c	3.2 c	1.8 b	5.2 c	3.5 b	3.8 c	2.3 a
$1000+	n/s	n/s	**	0.6 b	2.3 c	1.2 a	2.8 c	1.9 c	2.9 c	1.3 a
Total	6.9 b	5.8 b	4.2 a	3.5 a	4.3 a	3.5 a	3.4 b	2.2 a	4.3 a	3.5 a

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	4.5 d	11.8 d	5.1 d	11.7 d
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	1.1 a	2.7 a	2.5 b	2.4 b	2.1 a
Hamilton City (Zones 1-6)	n/s	n/s	**	**	5.3 d	**	3.6 c	7.6 b	3.8 c	6.6 b
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	n/s	**	**	0.5 a	3.0 d	2.3 a	2.0 c	1.6 b	2.3 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	3.8 a	4.0 a
Hamilton CMA	**	**	1.5 a	**	1.9 c	3.2 d	3.1 b	4.7 b	2.8 a	4.3 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	873 b	959 b	868 b	959 b
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	820 a	817 a	917 a	914 a	895 a	881 a
Hamilton City (Zones 1-6)	n/s	n/s	**	**	816 a	834 a	893 a	942 a	878 a	918 a
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	n/s	735 a	**	891 a	1,045 b	1,021 a	1,034 a	963 a	1,024 a
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	902 c	925 a
Hamilton CMA	**	**	690 a	687 b	854 a	966 b	938 a	982 a	910 a	969 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	64 d	543	67 d	573
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	2 a	186	11 b	457	13 a	643
Hamilton City (Zones 1-6)	n/s	n/s	**	**	**	222	76 b	999	82 b	1,227
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	n/s	n/s	**	57	12 d	404	19 c	917	31 b	1,377
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	2 a	50
Hamilton CMA	**	**	**	72	20 d	636	98	2,074	119	2,791

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	4.5 d	11.8 d	**	12.3 d
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	2.9 a	5.2 b	5.2 b	4.4 c	4.5 b
Hamilton City (Zones 1-6)	n/s	n/s	**	**	**	5.6 d	4.8 c	8.8 b	5.4 c	8.2 b
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	n/s	4.2 b	**	3.8 b	3.7 d	4.2 b	3.5 d	4.0 a	3.4 c
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	3.8 a	10.0 a
Hamilton CMA	**	**	6.2 b	**	5.0 d	4.6 d	4.6 b	6.1 b	4.7 b	5.6 b

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Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Downtown Core	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	**	**	n/u	n/u	**	**	**	**	**	**
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	**	-1.9 a	**	++	**	++
Hamilton City (Zones 1-6)	**	**	**	**	**	++	**	++	**	++
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	++	**	++	++	**	2.7 c
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	**	3.3 a
Hamilton CMA	**	**	**	**	++	**	2.4 c	**	2.2 c	2.9 c

1The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	6.8 c	4.6 b	4.1 a	3.5 a	5.5 b	3.7 b	0.6 a	1.3 a	4.8 a	3.6 a
Central East	**	**	7.4 b	6.0 c	9.1 c	6.2 c	**	4.9 d	8.3 b	6.2 b
East End	**	**	4.5 c	4.5 b	5.8 b	4.5 b	4.4 c	7.6 b	5.2 b	5.1 a
Central	8.0 c	**	5.7 b	5.4 c	5.8 c	**	3.3 b	0.7 a	5.8 b	6.3 c
West End	9.1 c	3.6 a	3.5 b	2.8 a	3.2 b	3.0 a	2.2 a	4.9 a	3.5 b	3.1 a
Mountain	1.7 c	6.5 c	3.4 a	2.7 a	3.2 b	2.9 a	3.3 a	2.9 a	3.3 a	2.9 a
Hamilton City (Zones 1-6)	7.1 b	6.3 b	4.5 a	3.8 a	5.2 a	4.2 a	3.4 b	4.4 a	4.8 a	4.2 a
Grimsby and Stoney Creek	3.2 d	1.5 a	5.1 b	4.2 a	3.2 b	3.6 a	5.3 b	2.9 a	4.1 a	3.6 a
Burlington	**	0.0 d	2.1 b	1.6 b	1.8 b	2.0 a	2.8 b	1.6 b	2.1 b	1.8 a
Ancast./Dundas/Flambor./Glanbrk.	9.5 a	3.3 a	4.5 b	2.6 a	4.3 a	1.5 a	5.0 a	1.3 a	4.5 a	1.9 a
Hamilton CMA	**6.8 b**	**5.7 b**	**4.2 a**	**3.5 a**	**4.3 a**	**3.5 a**	**3.3 a**	**3.3 a**	**4.2 a**	**3.6 a**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	492 a	505 a	612 a	617 a	779 a	786 a	980 a	994 a	671 a	675 a
Central East	450 a	460 a	569 a	581 a	694 a	694 a	800 a	807 a	623 a	632 a
East End	521 b	538 b	642 a	635 a	745 a	759 a	867 a	926 a	741 a	767 a
Central	459 a	478 a	588 a	610 a	725 a	731 a	871 a	883 a	654 a	667 a
West End	490 b	546 a	649 a	655 a	790 a	779 a	950 a	953 a	721 a	723 a
Mountain	501 a	509 a	621 a	632 a	742 a	760 a	899 a	911 a	708 a	720 a
Hamilton City (Zones 1-6)	482 a	497 a	611 a	618 a	748 a	756 a	894 a	917 a	685 a	692 a
Grimsby and Stoney Creek	535 a	563 a	636 a	625 a	754 a	746 a	882 a	886 a	719 a	731 a
Burlington	721 b	704 b	849 a	877 a	958 a	1,002 a	1,066 a	1,113 a	940 a	983 a
Ancast./Dundas/Flambor./Glanbrk.	527 a	557 a	680 b	736 a	815 a	874 a	1,057 b	1,161 b	775 a	826 a
Hamilton CMA	**492 a**	**511 a**	**644 a**	**666 a**	**798 a**	**830 a**	**942 a**	**994 a**	**735 a**	**767 a**

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a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	50 b	1,094	197 a	5,602	128 b	3,447	4 a	309	379 a	10,451
Central East	**	168	109 c	1,809	99 c	1,613	8 d	172	235 b	3,763
East End	**	56	77 b	1,733	116 b	2,572	72 b	951	269 a	5,312
Central	**	270	66 c	1,242	**	1,092	2 a	248	181 c	2,852
West End	4 a	112	34 a	1,238	32 a	1,060	10 a	206	80 a	2,617
Mountain	15 c	226	84 a	3,176	106 a	3,682	25 a	887	231 a	7,971
Hamilton City (Zones 1-6)	121 b	1,926	568 a	14,801	565 a	13,466	122 a	2,772	1,375 a	32,965
Grimsby and Stoney Creek	1 a	68	22 a	520	27 a	749	6 a	208	56 a	1,545
Burlington	0 d	116	42 b	2,686	94 a	4,689	28 b	1,690	164 a	9,181
Ancast./Dundas/Flambor./Glanbrk.	1 a	30	16 a	607	14 a	887	1 a	81	31 a	1,605
Hamilton CMA	**123 b**	**2,141**	**647 a**	**18,613**	**699 a**	**19,792**	**156 a**	**4,751**	**1,625 a**	**45,297**

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown Core	9.4 b	6.3 b	6.5 a	6.8 a	8.6 b	7.5 a	1.8 b	3.5 b	7.4 a	6.9 a
Central East	**	**	10.7 c	7.3 b	10.9 c	8.1 c	**	**	10.8 c	7.8 b
East End	**	13.6 d	8.8 b	6.1 b	9.4 b	6.9 b	6.4 c	8.3 b	8.8 b	6.9 a
Central	9.9 c	13.0 d	10.3 c	7.1 c	7.7 b	9.3 c	4.5 b	2.3 b	8.8 a	8.1 b
West End	11.1 d	5.3 a	6.3 b	6.2 a	5.9 b	5.5 a	5.2 b	6.3 a	6.2 a	5.9 a
Mountain	3.6 d	8.9 c	6.0 a	4.7 a	5.5 a	5.0 a	6.4 a	5.1 a	5.8 a	5.0 a
Hamilton City (Zones 1-6)	9.5 b	8.2 b	7.5 a	6.3 a	7.9 a	6.8 a	5.6 a	6.0 a	7.6 a	6.6 a
Grimsby and Stoney Creek	5.3 d	3.0 b	8.3 a	6.9 a	5.0 b	6.0 a	6.3 b	2.9 a	6.3 a	5.8 a
Burlington	**	**	4.3 c	4.1 b	4.3 b	3.2 b	5.1 b	3.0 c	4.4 b	3.4 a
Ancast./Dundas/Flambor./Glanbrk.	9.5 a	3.3 a	6.2 a	4.6 a	5.1 a	3.5 a	6.2 a	5.0 a	5.6 a	4.0 a
Hamilton CMA	**9.2 b**	**7.6 b**	**7.0 a**	**5.9 a**	**6.8 a**	**5.7 a**	**5.5 a**	**4.8 a**	**6.9 a**	**5.8 a**

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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Downtown Core	++	1.6 b	++	1.2 a	++	1.5 c	**	**	0.7 b	1.0 d
Central East	++	**	++	++	**	++	**	**	**	0.6 a
East End	**	**	++	0.9 d	++	++	++	**	++	++
Central	++	++	2.7 c	2.1 c	++	1.5 a	**	**	++	2.3 b
West End	**	2.4 b	++	1.0 a	1.3 a	0.9 a	**	1.5 d	++	1.4 a
Mountain	**	++	0.6 b	1.3 a	0.5 b	1.5 c	0.7 b	1.8 c	0.9 a	1.1 d
Hamilton City (Zones 1-6)	++	2.0 b	++	1.1 a	0.7 b	1.1 a	++	1.8 b	0.7 b	1.1 a
Grimsby and Stoney Creek	**	**	4.1 d	++	++	1.5 a	**	**	3.8 d	1.1 a
Burlington	**	**	1.8 c	1.2 a	2.3 c	1.8 c	3.8 c	1.2 a	3.6 d	1.7 c
Ancast./Dundas/Flambor./Glanbrk.	**	**	1.6 b	2.1 a	1.8 b	3.8 b	**	**	1.0 a	5.9 a
Hamilton CMA	**++**	**2.4 c**	**0.9 a**	**1.1 a**	**1.1 a**	**1.3 a**	**2.2 c**	**1.6 b**	**1.4 a**	**1.4 a**

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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	5.1 d	1.3 a	1.0 a	2.8 a	3.0 c	2.8 b	1.5 a	4.0 d	2.3 a	2.9 b

The following letter codes are used to indicate the reliability of the estimates:
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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	529 a	544 a	639 a	676 a	712 a	749 a	800 a	809 a	693 a	726 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	2 a	123	44 a	1,556	75 b	2,641	20 d	488	140 b	4,808

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	6.0 d	2.2 b	1.6 b	4.9 b	4.6 b	4.2 b	3.6 c	**	3.5 b	4.6 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Brantford CMA	**	2.9 c	++	2.5 b	++	2.0 c	++	1.8 b	++	2.1 b

1The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA										
Pre 1940	**	**	5.5 d	**	**	**	**	**	**	**
1940 - 1959	**	0.0 a	**	0.0 c	**	0.0 d	**	**	**	0.0 d
1960 - 1974	2.1 c	2.2 c	1.0 d	3.9 c	3.0 d	3.9 c	**	**	2.3 c	3.7 c
1975 - 1989	**	**	0.4 a	2.1 a	2.0 a	2.2 b	1.3 a	**	1.3 a	2.6 b
1990+	n/u	n/u	**	**	**	**	**	**	**	0.0 d
Total	5.1 d	1.3 a	1.0 a	2.8 a	3.0 c	2.8 b	1.5 a	4.0 d	2.3 a	2.9 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA										
Pre 1940	**	**	538 b	571 a	621 b	669 a	**	**	604 b	646 b
1940 - 1959	**	**	567 b	568 a	620 a	634 a	**	**	629 b	630 b
1960 - 1974	500 a	507 a	591 a	597 a	681 a	693 a	836 b	821 b	659 a	667 a
1975 - 1989	594 a	642 b	697 a	745 a	756 a	809 a	794 a	814 a	737 a	786 a
1990+	n/u	n/u	**	**	750 a	779 a	**	**	717 b	743 b
Total	529 a	544 a	639 a	676 a	712 a	749 a	800 a	809 a	693 a	726 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA										
3 to 5 Units	n/s	n/s	**	0.0 d	5.9 d	3.2 d	**	**	5.2 d	3.2 d
6 to 19 Units	**	0.0 a	**	6.8 b	**	5.6 b	**	**	4.0 d	5.4 b
20 to 49 Units	2.5 a	2.8 c	0.7 a	**	1.6 c	0.9 d	**	**	1.3 a	1.6 c
50 to 99 Units	0.0 a	**	1.1 a	2.7 a	1.9 b	3.4 c	0.6 a	**	1.4 a	3.4 c
100+ Units	**	**	0.0 a	0.8 a	2.0 a	1.1 a	2.3 a	**	1.2 a	0.8 a
Total	5.1 d	1.3 a	1.0 a	2.8 a	3.0 c	2.8 b	1.5 a	4.0 d	2.3 a	2.9 b

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA										
3 to 5 Units	n/s	n/s	**	583 b	638 a	673 a	758 a	748 a	659 a	685 a
6 to 19 Units	510 b	505 a	552 b	568 a	666 a	664 a	**	744 a	631 a	630 a
20 to 49 Units	502 a	507 a	565 a	590 b	662 a	775 a	**	**	609 a	700 a
50 to 99 Units	493 a	514 a	664 a	715 a	774 a	789 a	870 a	842 a	737 a	764 a
100+ Units	**	**	720 a	**	782 a	**	782 a	**	751 a	779 a
Total	529 a	544 a	639 a	676 a	712 a	749 a	800 a	809 a	693 a	726 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Brantford CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	5.2 d	3.2 d	4.0 d	5.4 b	1.3 a	1.6 c	1.4 a	3.4 c	1.2 a	0.8 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Brantford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA										
LT $500	**	5.4 d	**	**	**	**	n/s	n/s	4.9 d	3.1 d
$500 - $649	**	0.0 c	1.2 d	3.5 d	5.3 d	2.8 c	**	**	3.4 d	2.9 b
$650 - $699	n/s	**	0.6 a	3.2 c	**	**	**	0.0 d	0.8 a	4.2 c
$700 - $799	n/s	n/s	0.0 c	2.5 b	3.5 c	3.8 d	0.0 d	**	2.2 b	3.9 c
$800 - $849	n/s	**	**	**	1.4 a	0.3 b	**	**	1.6 b	1.3 a
$850+	n/s	**	n/s	**	3.2 c	**	**	**	1.4 a	1.3 d
Total	5.1 d	1.3 a	1.0 a	2.8 a	3.0 c	2.8 b	1.5 a	4.0 d	2.3 a	2.9 b

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	n/u	n/u	n/u	n/u	3.9 a	1.6 b	3.2 a	2.8 a	3.4 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	n/u	n/u	n/u	n/u	810 a	837 a	888 a	914 a	862 a	894 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	n/u	n/u	n/u	n/u	3 b	192	14 a	514	18 a	706

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	n/u	n/u	n/u	n/u	4.9 a	4.3 c	6.6 a	5.0 a	6.0 a	4.9 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Brantford CMA	n/u	n/u	n/u	n/u	3.3 a	1.8 a	2.5 a	3.8 a	3.0 a	3.2 a

1The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	5.1 d	1.3 a	1.0 a	2.8 a	3.1 b	2.8 b	2.3 b	3.4 c	2.4 a	2.9 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	529 a	544 a	639 a	676 a	720 a	755 a	841 a	863 a	713 a	748 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	2 a	123	44 a	1,556	78 b	2,834	34 c	1,001	158 a	5,514

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Brantford CMA	6.0 d	2.2 b	1.6 b	4.9 b	4.6 b	4.2 b	5.0 b	5.6 b	3.8 b	4.6 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Brantford CMA	**	2.9 c	++	2.5 b	++	2.0 c	++	2.4 a	++	2.3 a

1The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

CMHC—HOME TO CANADIANS

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
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NEW MARKET ANALYSIS REPORTS

December 2007

- Enhanced coverage of the secondary rental market
  - Rental Market Reports – Major Centres

June 2007

- Spring Rental Market Survey Results
  - Rental Market Report – Canada and Provincial Highlights
  - Rental Market Statistics
- Renovation and Home Purchase Report

May 2007

- Housing Market Outlook – Canada and Regional Highlights Reports
- Northern Housing Outlook Report

Throughout 2007

- Coverage of additional centres:

- Abbotsford
- Barrie
- Kingston
- Guelph
- Peterborough
- Brantford

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